This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 226390 AFFIDAVIT
05/06/2019 11:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190506-0042160

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall,** hereinafter referred to as Affiant, on this the 4th day of May, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant is an employee of Rudy Title and Escrow, LLC.

2. Rudy Title and Escrow, LLC received a Warranty Deed prepared by Bridgehouse Title dated May 12th, 2012, and recorded May 17th, 2012 in **Instrument No. 20120517-0042940, in the Register's Office for Davidson County, Tennessee** between **Mark Jacobs and wife, Britni Jacobs (as Grantor)** and **Stephanie L. Sanders, unmarried and Deborah K. Sanders, married, as tenants in common with right of survivorship (as Grantee)** in regards to the property located at 5716 Maudina Avenue, Nashville, Tennessee 37209, and described as follows:

   Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Resubdivision of A Portion of Lot 7 John M. Branham's Farm of record in Plat at Instrument No. 20000526-0052618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to Mark Jacobs and Britni Schoonover by Warranty Deed from Jeffrey M. Albert and Erin Albert, husband and wife, dated May 16, 2008, of record in Instrument No. 30080520-0051652 Register's Office for Davidson County, Tennessee.

3. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

4. That the Grantee **Deborah K. Sanders,** should have read **Debra K. Sanders.**

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kara Wall**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY